



## **54 Bellerby Brow, Buttershaw, Bradford, BD6 3JY**

**\*\* OFFERED WITH NO CHAIN \*\* BRILIANT FIRST TIME PURCHASE/YOUNG FAMILY HOME. \*\* Viewing is strongly advised for this spacious END TOWN HOUSE situated within this increasingly popular part of BD6. Briefly comprising: entrance hall, lounge, dining kitchen, TWO DOUBLE BEDROOMS and family bathroom. Benefitting further from GCH, DG, LARGE LOFT SPACE and good size gradens to both front and rear. Well placed for many amenities, transport links and schools.**

**£99,950**

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## **SIDE ENTRANCE**

### **LOUNGE 14'3" x 14'1" (4.34m x 4.3m)**

Feature fireplace housing gas fire

### **KITCHEN 17'8" x 8'4" (5.38m x 2.54m)**

Fitted kitchen with integrated fridge freezer. Oven, hob, extractor, sink and drainer. Worktops with splashback and plumbing for washer

## **LANDING**

Cupboard plus access to loft area

### **BEDROOM ONE 11'6" x 14'5" (3.5m x 4.4m)**

Walk in cupboard housing boiler

### **BEDROOM TWO 11'9" x 14'3" (3.58m x 4.34m)**

## **BATHROOM**

Coloured suite with seperate W.C

## **OUTSIDE**

Garden to the rear with outside tap and water meter. Gardens to the front, potential to create off road parking

## **FURTHER INFORMATION**

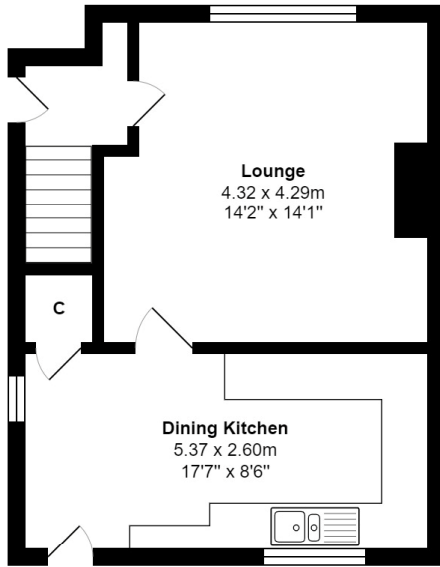
Council Tax - Band A

Tenure - Freehold

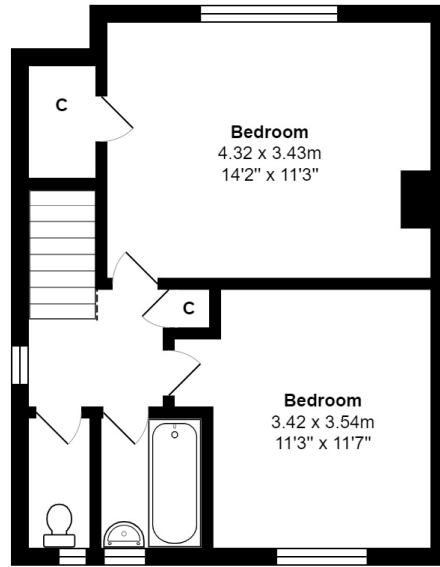
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Ground Floor



First Floor

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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